

**MINUTES FOR THE SPECIAL MEETING OF THE  
CITY OF COMPTON OVERSIGHT BOARD**

**CITY OF COMPTON  
CITY COUNCIL CHAMBERS  
205 SOUTH WILLOWBROOK AVENUE,  
COMPTON, CA 90220**

**Wednesday, October 31, 2012**

**10:00 AM**

**I. CALL TO ORDER**

**Rhonda Rangel, Oversight Board Secretary, called the meeting to order at 10:12 a.m.**

**II. ROLL CALL**

**Rhonda Rangel, Secretary, called the roll.**

**Present:** Chair Jesenia Sanchez, Board Member Harold C. Williams, Board Member Dr. Keith Curry and Board Member Jose Martinez

**Absent:** Vice Chair "Sweet" Alice Harris, Board Member Jesus Escandón and Board Member Aubrey Craig

**III. ADMINISTRATIVE MATTERS**

1. Approval of minutes from the meeting of August 15, 2012. (Continued from the meeting of October 10, 2012.) (12-4491)

**By Common Consent, there being no objection (Vice Chair Harris, Board Member Craig and Board Member Escandón being absent), the Board continued this item to the next meeting.**

**Attachments:** [SUPPORTING DOCUMENT](#)

2. Approval of minutes from the Special Meeting of August 29, 2012. (Continued from the meeting of October 3, 2012.) (12-4492)

**On motion of Board Member Williams, seconded by Board Member Martinez, duly carried by the following vote, the Board approved the August 29, 2012 Minutes:**

**Ayes:** 4 - Chair Sanchez, Board Member Williams, Board Member Curry and Board Member Martinez

**Absent:** 3 - Vice Chair Harris, Board Member Escandón and Board Member Craig

**Attachments:** [SUPPORTING DOCUMENT](#)

#### IV. NEW BUSINESS

3. Receive and Review the Due Diligence Review on the Low and Moderate Income Housing Fund in Accordance with Health and Safety Code Section 34179.5 and Convene the Public Comment Session. (Continued from the meeting of October 3, 2012.) (12-4523)

Dr. Kofi Sefa-Boakye, Successor Agency Director, provided a brief background on the purpose and process of the Low and Moderate Income Housing Fund Due Diligence Review as required by the Health and Safety Code.

Michael Antwine, Deputy Director of Redevelopment, provided an overview of the staff report and the Due Diligence Review (DDR) disseminated to the Board. Mr. Antwine added that he has informed the Department of Finance, via email, that they were unable to meet the October 15, 2012 deadline of providing an approved DDR. However, the draft DDR has since been sent to the DOF on October 25, 2012.

Mr. Antwine informed the Board that a second DDR of the non-housing funds is due in January 2013. The Successor Agency is currently working with Eadie and Payne, LLP to complete the review.

Board Member Curry voiced concerns regarding the quick deadlines and the need to schedule special meetings. He requested that staff limit the number of special meetings to allow ample time for the Board and member of the public to schedule it on their calendars.

Board Member Williams clarified that the County staff informs the Board of the upcoming meetings and that the Board has never cancelled a meeting.

Chair Sanchez requested clarification on page 2, Procedure 2 A of the DDR as to whether or not the procedure pertained to the Successor Agency.

Mr. Antwine clarified that since there were no transfers from the Low and Moderate income Housing fund of the former redevelopment agency to the City of Compton during the period January 1, 2011 through January 31, 2012, Procedure 2 A did not apply. He further clarified that once ABx1 26 passed and dissolved the redevelopment agencies (RDA), the City Controller froze all assets of the RDA and transferred them to a new account named Successor Agency.

Mr. Antwine commented that the DDR would still be complete even though Procedure 4 A, B, C, and D were noted that they will be completed during

the second DDR of non-housing funds. Mr. Schultz, Oversight Board Legal Counsel, informed the Board that there are no penalties for submitting the DDR to the DOF past the deadline. Mr. Antwine added that he does not anticipate there being any issues with the DOF since they did not have any transfers of properties.

Board Member Curry questioned whether the County would be able to come back and claim any assets other than any cash that was identified to be remitted to the County. Mr. Antwine responded that the County could not come back and claim those assets.

**By Common Consent, there being no objection (Vice Chair Harris, Board Member Craig and Board Member Escandón being absent), the Board opened the Public Comment Session.**

Barbara Calhoun, Compton resident and former Compton City Council Member, provided public comment and requested further explanation of Exhibit 5-Detail of Balances that are Restricted for the Funding of Enforceable Obligations of the DDR.

Joyce Kelly, Compton resident, provided public comment and voiced concerns that the DDR has a watermark that says DRAFT-Not For Distribution 10-25-12 and that she did not agree with some of the amounts that were allocated for the services of the Successor Agency. Ms. Kelly also voiced concerns regarding the Special Meetings because not all people have access to a computer or can travel to the City Hall and look at the postings. Lastly, Ms. Kelly requested a copy of any information used regarding the funds listed as being retained by the Successor Agency in the DDR.

Lynn Boone, citizen of Compton, provided public comments, and voiced concerns with the Successor Agency's steps in completing the DDR and questioned why the hiring of the CPA was not brought before the Board.

Ms. Boone was also concerned about the City of Compton being late with the DDR report and in contacting the County Auditor Controller's office to see if they had knowledge that the City of Compton was going to be late and the Auditor Controller did not know anything about the City of Compton being late on the report. She added that she felt that the Board Members have been disrespected by the Successor Agency and the Successor Agency was not doing a good job of representing the City of Compton. Lastly, Ms. Boone requested a list of homeowners that were participants in the First Time Homeowners Program that have lost their home.

Mr. Antwine provided a detailed overview of Exhibit 5-Detail of Balances that are Restricted for the Funding of Enforceable Obligations of the DDR. He also clarified that the funds are related to housing assets and that they need those funds in order to keep the cash that is available; because they need to show the state that they need those funds.

Rhonda Rangel, Secretary, announced that members of the public that are unable to access the agenda online or physically come to see the posting at City Hall, can also submit their contact information to be added to the agenda mailing list and they will also be contacted to inform them of any unforeseen changes or Special Meetings that occur.

Barry Schultz, Oversight Board Legal Counsel, clarified the process of obtaining an accountant for the purpose of completing the DDR, and stated that some accounting firms did not want to take on these audits because of liability issues.

Board Member Williams requested that Mr. Schultz provide a brief overview of the appointments process of Board Members. He added that the public can relay any of their concerns regarding the performance of the Successor Agency at the City Council meetings.

Mr. Schultz provided a brief overview of ABx1 26 and AB1484 and the structure of the oversight boards.

Board Member Williams commented that the public notices of the meeting are not provided in a timely manner and the items for approval and discussion on the agenda are provided by the Successor Agency.

Mr. Antwine clarified that the Special Meeting being held, did meet the 24 hour posting requirement of the Ralph M. Brown Act. Chair Sanchez added that they will try to work to provide ample time to inform the public of future meetings.

Rhonda Rangel, Secretary, informed the Board that a date on the resolution before the Board for approval, needed to be corrected. Mr. Schultz, Oversight Board Legal Counsel suggested that the Board incorporate the approval of the DDR and the Public Comment Session on a new resolution for approval at the next meeting.

Board Member Curry stated that the Staff Report listed two accounting firms as completing the DDR and requested that all reports presented to the Board continue to be made available to the public. Mr. Antwine clarified that it was a typographical error and the Eadie and Payne, LLP was the sole firm that completed the review.

**By Common Consent, there being no objection (Vice Chair Harris, Board Member Craig and Board Member Escandón being absent), the Board received and filed the staff report.**

**Attachments:**    [SUPPORTING DOCUMENT](#)  
                              [SUPPORTING DOCUMENT-DRAFT DUE DILIGENCE REVIEW](#)

**V. MISCELLANEOUS**

**4. Chair and Board Member Comments.    (12-4711)**

Chair Sanchez voiced her concerns regarding the events that led up to the cancellation of the prior Board meetings. She stated that the Board did not cancel any meetings and she explained that the meetings were cancelled because the information that was going to be discussed and approved at the meeting was not ready at the time of the meeting.

Board Member Curry reiterated the importance of being notified in advance of any upcoming meetings so that schedules can be adjusted and to provide ample public notice.

Board Member Curry commented that he was impressed that he was able to easily access the video recording of the October 23, 2012 City Council meeting. However, he commented that he was disturbed of what was said during the meeting of the lack of Board to hold meetings.

Chair Sanchez requested information on the protocol for acquiring contracts, in particular the contract for the auditing firm, Eadie and Payne, LLP.

Mr. Schultz clarified that the only contracts that should be brought to the Board for review and approval are those associated with projects listed on the approved Recognized Payment Schedule (ROPS). It is the Successor Agency's responsibility to make a selection on who to contract and the Board approves or denies their selection. The Board has the right to question the selection.

Chair Sanchez requested the Successor Agency to provide a standing report on the agenda on all correspondence that is sent to the DOF and the County and State Auditor/Controller. Chair Sanchez directed Rhonda Rangel, Secretary, to add the report as a standing item on future agendas.

**5. Matters Not on the Posted Agenda (to be Presented and Placed on the Agenda of a Future Meeting).    (12-4712)**

There were none.

6. Public Comments (Opportunity for Members of the Public to Address the Board on Items of Interest that are Within the Jurisdiction of the Board). (12-4714)

Lynn Boone, citizen of Compton, provided public comment and requested the Board to review the contract for Eadie and Payne, LLP.

Barbara Calhoun, Compton resident and former Compton City Council Member, provided public comment and thanked Mr. Antwine for the detailed overview of the DDR.

Joyce Kelly, Compton resident, provided public comment and thanked the Board for their work.

Anton Blakely, Compton resident, requested a copy of each of the previously approved Recognized Obligation Payment Schedule (ROPS).

7. Adjournment of the Special Meeting of October 31, 2012. (12-4715)

**The meeting was adjourned at 12:33 p.m. The next Special Meetings are scheduled for November 7, 2012 and December 5, 2012 at 10:00 a.m. in City Council Chambers, 205 South Willowbrook Avenue, Compton, CA 90020.**